

**Certificate of Notice Page 1 of 2**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Robert B. McConnell  
 Debtor

Case No. 16-11534-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: ChrissyW  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: May 23, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 25, 2018.

db +Robert B. McConnell, 108 Bethel Road, Spring City, PA 19475-3300

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 25, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 23, 2018 at the address(es) listed below:

ANDREW SPIVACK on behalf of Creditor Bank of America, N.A. paeb@fedphe.com  
 JEROME B. BLANK on behalf of Defendant BANK OF AMERICA, N.A. paeb@fedphe.com  
 JOSEPH ANGELO DESOYE on behalf of Creditor Bank of America, N.A. paeb@fedphe.com  
 JOSEPH L QUINN on behalf of Plaintiff Robert B. McConnell CourtNotices@sjr-law.com  
 JOSEPH L QUINN on behalf of Debtor Robert B. McConnell CourtNotices@sjr-law.com  
 JOSHUA ISAAC GOLDMAN on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 JOSHUA ISAAC GOLDMAN on behalf of Creditor Bank of America, N.A. bkgroup@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 MATTHEW CHRISTIAN WALDT on behalf of Creditor Nationstar Mortgage LLC mwaldt@milsteadlaw.com,  
 bkecf@milsteadlaw.com  
 REBECCA ANN SOLARZ on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com  
 REBECCA ANN SOLARZ on behalf of Creditor Bank of America, N.A. bkgroup@kmlawgroup.com  
 THOMAS I. PULEO on behalf of Creditor Bank of America, N.A. tpuleo@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 THOMAS I. PULEO on behalf of Creditor BANK OF AMERICA, N.A. tpuleo@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 THOMAS YOUNG.HAE SONG on behalf of Creditor BANK OF AMERICA, N.A. paeb@fedphe.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 15

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Robert B. McConnell aka Robert Bruce  
McConnell dba McConnell's Refrigeration  
Debtor(s)

CHAPTER 13

BANK OF AMERICA, N.A.

Movant

vs.

NO. 16-11534 ELF

Robert B. McConnell aka Robert Bruce McConnell dba  
McConnell's Refrigeration

Debtor(s)

11 U.S.C. Sections 362

William C. Miller Esq.

Trustee

**ORDER**

AND NOW, this 23rd day of May, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

**ORDERED** THAT: he Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay as provided under 11 U.S.C. Section 362, is modified with respect to the subject premises located at 1499 Old Schuylkill Road, Spring City, PA 19475 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**